

State of Idaho Orofino/Grangemont Surplus Property Sale

Purchase your piece of Idaho in beautiful Clearwater County!

Request for offers to purchase.

All reasonable offers will be considered. Seller reserves the right to reject all offers. All offers to purchase must be received or postmarked by August 16, 2010, 5:00 P.M.

Submittals must include receipt of proof of financial ability to pay full Bid price at closing. Acceptable proof of such financial ability shall be: (1) A letter from a financial institute clarifying bidders prequalification to place a bid at no less than offer amount submitted; OR (2) A cash (or cash equivalent) deposit of the full offer amount submitted.



PROPERTY DESCRIPTION

This vacant tract is approximately .944 acre and located in North Central Idaho about 8 miles northeast of downtown Orofino, Idaho in Clearwater County, a primarily rural county. Orofino is the land of all four seasons, has something for everyone the year round. Clearwater County is a beautiful mountainous country, full of clear rivers, and blue lakes.

The property is currently accessed from the paved Grangemont County Road located on the east side of the parcel. Property was utilized as a Check Station Site for the Idaho Department of Fish and Game. Power is available to the site. The property is approximately 130 feet by 330 feet, relatively level with a few trees on the property.

The Orofino/Grangemont Surplus property is located near great locations for camping, hiking, hunting, boating, fishing, and skiing. Travel west to fish at Dworshak Reservoir or travel east to ski at Bald Mountain Ski Area.

For more information or to submit an Offer, Please Contact:

Idaho Department of Lands, 3284 W Industrial Loop, Coeur D'Alene, Idaho 83815,
(208) 769-1525 Fax (208) 769-1524 lmradminhelpdesk@idl.idaho.gov

Visit our website: www.idl.idaho.gov/bureau/RealEstate/index_re.htm

Disclaimer: This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

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<u>LEGAL DESCRIPTION:</u>	A tract of land located in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 23, Township 37 North, Range 2 East, B.M., in Clearwater County, Idaho.
<u>SIZE:</u>	Approximately 0.944 acres, more or less
<u>HIGHEST AND BEST USE:</u>	Residential
<u>ZONING:</u>	Farm/Forest
<u>IMPROVEMENTS:</u>	None
<u>UTILITIES:</u>	Power available nearby
<u>9/2/2009 APPRAISED VALUE:</u>	\$ 24,000.00

The successful bidder will be responsible for all cost of sale including appraisal, advertising, closing costs and title insurance premiums if applicable. If a reasonable offer is accepted the successful Bidder will be required to sign a Purchase and Sale agreement and make a deposit for the amount of \$1,837.00 for the appraisal, advertising and Deed Fee.

Reservations:

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights will be disposed of with the property.

No Warranty of Suitability, Environmental Cleanliness, or Property Title:

The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

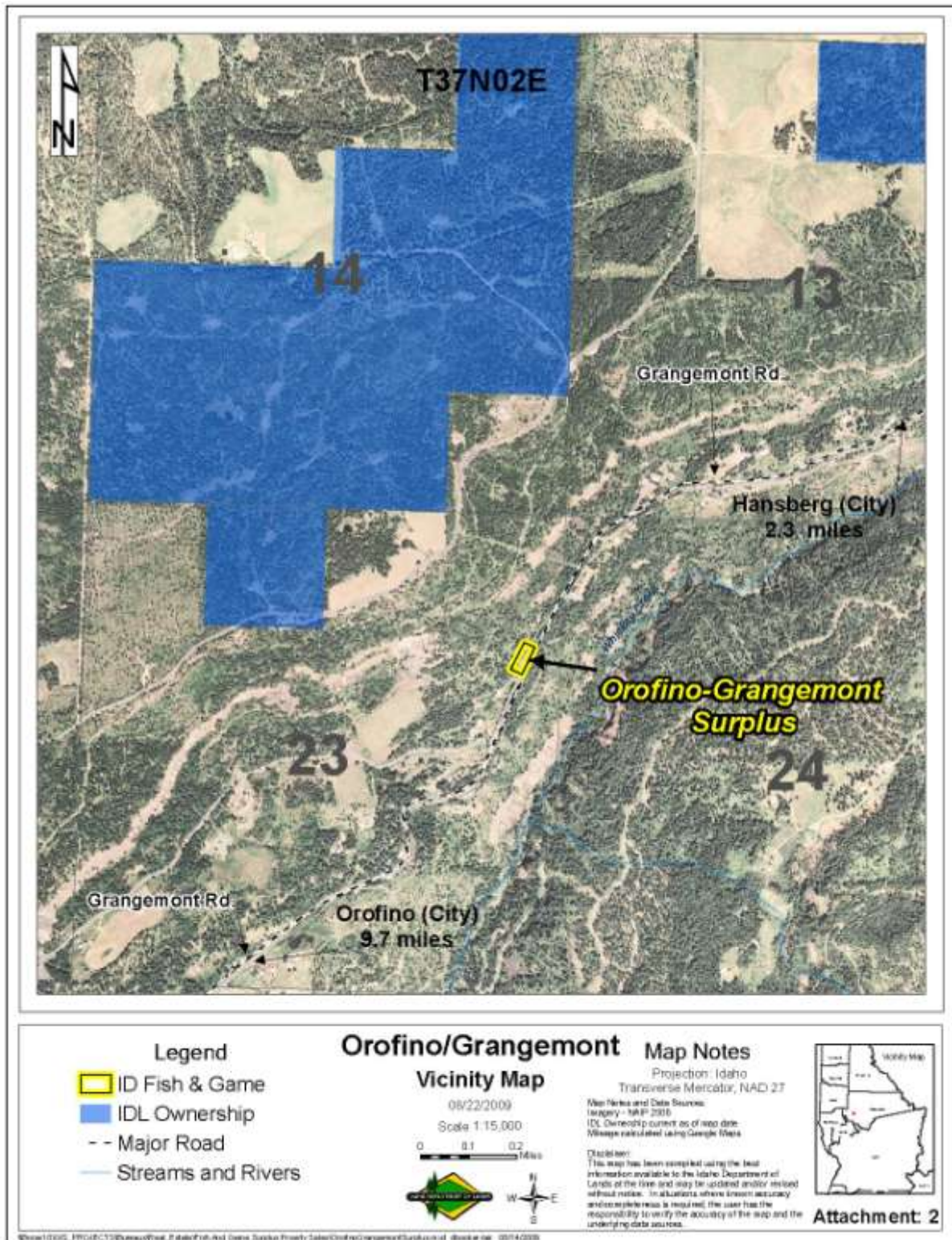
For additional information on qualifications for Bidders, earnest money deposit, property information, auction date and location, and terms and conditions of sale is available on our website: www.idl.idaho.gov/bureau/RealEstate/index_re.htm

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